

CYNGOR CYMUNED LLANDDAROG COMMUNITY COUNCIL

Minutes of the March 2023 Meeting of Llanddarog Community Council held at Mynyddcerrig Club on 08/03/2023 at 19.00.

221/2022-2023 Present.

Councilors: R Jones (Chair), K Waters, J Williams O.B.E, S Herridge, R Owen, County Cllr H Jones, R McFarlane, T Evans.

Clerk.

Translator: C Llwyd.

222/2022-2023 To receive apologies.

Councilors: County Cllr A Davies, M Rees, M Griffiths.

223/2022-2023 To receive declarations of interest.

None.

224/2022-2023 Opportunity for the public to address the Council on agenda items.

Members of the community attended the council meeting to discuss the topic below - **Planning Consultation** - Land part of Wern Fraith Farm, Porthyrhyd, Carmarthen, SA32 8PT.

Cllr R Jones welcomed all community members to the meeting. Cllr R Jones informed the public that the purpose of the meeting was to discuss the second consultation document received from Evans Banks Planning Ltd, to hear public views on the matter and to ask the community members for any comments relating to the proposed development.

The below email was received from Evans Banks Planning Ltd on 13/02/2023 -

“You may recall our email to you of dated 16th November 2022, wherein we informed you that we had been instructed by Jones Bros. (Henllan) Limited and Pobl Group to give formal notice under Part 1A of Article 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

As a consequence of that PAC exercise which ran to mid December 2022, our clients have decided to incorporate amendments to the engineering layout of the proposed scheme. Subsequently our clients have decided to engage in a refreshed PAC exercise upon these new and revised proposals.

The proposed development consists of 10 or more dwellinghouses, and therefore constitutes a “major” development, whereby the Welsh Government pre-application consultation procedures (PAC) apply (*The Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016*)(“the Order”).

The formal notification relates to a Pre-Application Consultation exercise in preparation of a submission for full planning permission for the following development –

Construction of 42 no. Dwellinghouses, with formation of estate road and associated infrastructure.

At land part of Wern Fraith Farm, Porthyrhyd, Carmarthen, SA32 8PT

We attach a formal Notice under Article 2D of the Order for your attention as a statutory consultee as specified within the Order.

Members of the public, statutory bodies, and other third-parties, have a minimum period of 28 days within which to make representations in respect of the proposed development, in this instance, **by not later than 15th March 2023**

At the end of this period, all representations will be carefully considered by Evans Banks Planning prior to finalising the formal planning application. All representations received will be included within the pre-application consultation report that will accompany the submitted planning application to Carmarthenshire County Council.

Any representations that you may wish to make within the stipulated time period, should be submitted in writing to –

Evans Banks Planning Ltd., 2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA,

or preferably, by e-mail to info@evansbanks.com.

Numerous emails were received by the Clerk and forwarded to all council members for review prior to the meeting. The Clerk read out the received email.

The Clerk reported that he and County Cllr A Davies attended a meeting with Evans Banks Planning Ltd on 27/02/2023 to discuss the proposed development and outline the communities views. The following report was received from County Cllr A Davies on 02/03/2023 and read out by the Clerk –

“It was a very frank meeting but basically, the plan remains the same, 42 homes, some social housing, some low-cost houses and the remainder are market price homes. The only concession made is that surface water will go into the surface water system on the B4310. I thought the surface water was going into the river (even though, in theory, it would be clean rainwater) but that isn’t the case. This is why there is a strip of land along the rear of the properties which has been purchased by Pobl Group.

We asked for a reduction in the number of properties built – the answer was you can ask if you think it would improve the chances of it going through then I’ll put it to Pobl.

We asked about the flooding by Rhydyfro, and we were informed that the problematic culvert would be dealt with by Jones Henllan. There are also 2 ponds being located near the entrance as a barrier, but the culvert repair should sort the problem once and for all.

We asked about the letters submitted by community members during the first consultation and were promised that the 33 letters received against the project and the 2 in favour (although I had 4 copies) would be included”.

The Clerk showed a copy of the revised plan obtained from Evans Banks Planning Ltd to all council members and community members present.

Cllr R Jones thanked the Clerk for updating all persons present on the proposed development and invited community members to voice their comments and concerns. The following issues were raised -

- 1) Any water produced/collected as a result of the development should drain on site and not diverted to the drainage system under the B4310.
- 2) The drainage ponds will require security fencing to prevent accidents and as in numerous developments by the Pobl Group, are an eyesore.

- 3) Current sewage system not able to cope with any more dwellings in the village. Evans Banks Planning Ltd show that the potential development would be added to the current system.

The Clerk reported that Evans Banks Planning Ltd had received a report from Welsh Water stating that there was no issue with the current sewage system.

- 4) NRW (Natural Resources Wales) states that this is an area with high surface water.
- 5) There is an electricity pylon and transformer situated on the proposed site and plans show that properties would be built at the same location with no alternative power source.
- 6) Revised plans show that the flats are now located closer to Wern Fraith Lodge.
- 7) Revised plans show 3 x detention basins to help alleviate the flooding issue.
- 8) Considering that over 70 community members attended the EGM, have all responses been accounted for?

Cllr R Jones stated that during the EGM on 24/11/2022 he asked community members to respond to Evans Banks Planning Ltd and not rely on the community council to respond on their behalf. The community council responded to the consultation based on the outcome of the public meeting.

- 9) The current LDP for Porthyrhyd is 27 new dwellings. Why would Carmarthenshire County Council consider 42 dwellings?
- 10) Further development in the neighboring area.
- 11) Carmarthenshire County Council are looking at developing, renovating and utilising empty properties. Why consider such a development in a small community?
- 12) Could this potential development be considered a windfall site (Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available).
- 13) Has Llanddarog Community Council noticed the change in the location of the boundary of the village? Are there further developments in the pipeline?

Cllr R Jones thanked all community members for attending the public meeting and stated that if community members wanted to submit further comments to the consultation process that it may be prudent to include County cllr A Davies and the Clerk into the email. Llanddarog Community Council members would discuss all comments raised by the public.

Cllr J Williams O.B.E raised his concerns that Llanddarog Community Council were deemed to support the potential development. Cllr R Jones argued his concern and stated that all community members should act as individuals and not rely on the community council.

County Cllr H Jones stated that this was only a consultation process and that community members should voice their concerns to Carmarthenshire County Council when and if a planning application is submitted.

Council members asked the Clerk to format a letter based on the concerns of the community and send to Cllr R Jones for proofing before sending to Evans Banks

Planning Ltd. **Resolved** for the Clerk to format a letter and send to Cllr R Jones for proofing.

225/2022-2023 Policing and Road Safety Matters.

The Clerk reported that GoSafe were currently active in the area and that a traffic island had been positioned on the B4310 in preparation for the 20mph default speed limit for cities, towns and villages in Wales from 17/09/2023.

226/2022-2023 County Council matters - County Cllr A Davies.

None.

227/2022-2023 Chairman's Report.

Cllr R Jones reported that he will be attending the "Here for you" meeting with the Police and Crime Commissioner at the Halliwell Centre, Carmarthen on 29/03/2023.

228/2022-2023 Confirmation and signing of the Minutes of the Council Meeting 08/02/2023.

It was **resolved** to confirm the minutes for 08/02/2023. Proposed by Cllr J Williams O.B.E. and seconded by Cllr S Herridge.

229/2022-2023 Matters arising from the above minutes.

The Clerk informed council members that all matters to **resolve** had been actioned and if correspondence had been received, a copy of the Email had been sent to each member for information.

230/2022-2023 To note correspondence or to list for consideration at a forthcoming council meeting.

(All relevant correspondence is emailed to council members at the time of receipt and only brought before the meeting if necessary or specifically requested by members or the Clerk).

The Clerk reported that all relevant correspondence had been presented to council members and the public in agenda item 3 (**Minute 224/2022-2023**) as they were related to the Planning Consultation - Land part of Wern Fraith Farm, Porthyrhyd, Carmarthen, SA32 8PT.

231/2022-2023 Planning.

No objections to the below planning application. Proposed by County Cllr H Jones and seconded by Cllr J Williams O.B.E.

PROPOSED BASE STATION INSTALLATION UPGRADE AT CORNERSTONE 12811501, GELLI-DDU-FACH, PORTHRYHYD, NR LLANDRAOG, SWANSEA, SA32 8PP, NGR E: 252456 N: 216507.

232/2022-2023 Payments.

The below payments were certified in the February meeting and **ratified** in the March meeting. Copies of invoices sent to all members electronically prior to payment for authorisation. Proposed by Cllr J Williams O.B.E and seconded by Cllr S Herridge.

| Method of Payment | Date | Suppliers & Details | Sum £ inc VAT |
|-------------------|------|---------------------|---------------|
|-------------------|------|---------------------|---------------|

| | | | |
|--------|------------|--|--------|
| Online | 06/02/2023 | Mr L M Jones – Internal Auditor | 75.00 |
| Online | 20/02/2023 | J.G Evans – February Payroll | 356.74 |
| Online | 20/02/2023 | HMRC PAYE – Period 11 | 93.40 |
| Online | 20/02/2023 | Catrin Llwyd - CCLL17 | 117.00 |
| Online | 20/02/2023 | Llanddarog Village Hall – Christmas Tree | 50.00 |
| Online | 20/02/2023 | Just Print Digital - 60685 | 65.66 |
| Online | 23/02/2023 | Nest | 33.82 |

233/2022-2023 Receipts.

None.

234/2022-2023 To discuss Porthyrhyd War Memorial.

No updates.

235/2022-2023 To discuss financial assistance requests.

Each member had been provided with a copy of each request during the year and if received by post, the Clerk announced the request verbally. Each request was considered, and Cllr R Jones suggested that donations were made to the following parties:

Macmillan Cancer Support in Carmarthenshire – £95.00.

Motor Neuron Disease Association - £95.00.

Proposed by Cllr J Williams O.B.E and seconded by Cllr K Waters.

236/2022-2023 Forum in order for Members to raise reports / questions through the Chairman.

Cllr J Williams O.B.E reported on an article to lower the speed limit on the A40 Carmarthen – St Clears and the A48 Carmarthen – Crosshands. He stated that the A40 between Carmarthen and St Clears is currently subject to a Welsh Government transport appraisal guidance (WelTAG) study which is looking at ways to reduce the number of crashes on the road and improve driver safety. Between 01/01/2010 and 31/08/2019 there were 359 crashes on this road. More than a quarter of those resulted in injuries, while two were fatalities. There has also been a further two fatal incidents in the past three years. Cllr J Williams O.B.E asked all councilors to be vigilant of this matter. **Resolved to note.**

The Clerk reported that an email had been received from Zurich Insurance regarding the upcoming insurance renewal and if the council wanted a quotation. All council members agreed that Zurich Insurance should quote against BHIB. **Resolved** for the Clerk to obtain quotation.

The Clerk enquired about an email sent to all council members on 16/02/2022 regarding village gateways to help reduce speed within the community. Cllr S Herridge stated that it was a pointless exercise as the new 20mph legislation was imminent. **Resolved** to note.

237/2022-2023 In camera 20.32

Those who were not Community Council members, or the Clerk departed the meeting – not to return. The exclusion is due to personnel / staffing matters being discussed.

238/2022-2023 Staff pay run March 2023.

The Clerk reported the payroll amounts verbally to all council members. It was **resolved** to accept the report and ratify the payment of the sums as presented.

The Clerk reported that the January 2023 inflation rate of 10.1% should be added to the allowance figures for the Clerk from 01/04/2023. All council members agreed.

Resolved to note. Proposed by Cllr R Jones and seconded by Cllr S Herridge.

239/2022-2023 Date of next meeting.

12/04/2023 at Llanddarog Village Hall.

240/2022-2023 The meeting finished at 20.37.

Chairman

Date
